



THE
A-TEAM

**RE/MAX
FIRST**

51 SADDLECREST Gardens, Calgary T3J 0C4

MLS® #: **A2120519**

Area: **Saddle Ridge**

Listing Date: **04/09/24**

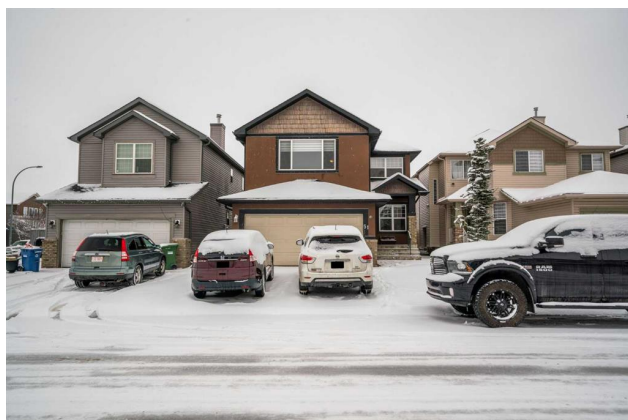
List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,890 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,348**
Low Sqft:
Ttl Sqft: **2,348**

DOM

41

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`2"
Dining Room	Main	10`11" x 10`5"
Living Room	Main	11`5" x 10`10"
Office	Main	8`6" x 9`3"
4pc Ensuite bath	Second	11`7" x 11`7"
Bedroom	Second	10`11" x 9`5"
Bedroom	Second	10`11" x 10`3"

Room	Level	Dimensions
Breakfast Nook	Main	8`11" x 4`1"
Kitchen	Main	15`1" x 14`10"
Family Room	Main	12`0" x 15`2"
4pc Bathroom	Second	8`5" x 4`10"
Bedroom - Primary	Second	15`0" x 11`9"
Bedroom	Second	11`0" x 12`0"
Bonus Room	Second	17`11" x 13`8"

4pc Bathroom	Basement	5`0" x 8`2"	Kitchen	Basement	7`9" x 4`0"
Bedroom	Basement	10`4" x 9`10"	Bedroom	Basement	9`11" x 10`5"
Game Room	Basement	26`0" x 14`7"	Storage	Basement	7`10" x 9`11"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1N	
Legal Desc:	0611687	Remarks

Pub Rmks:	<p>Welcome to this beautiful Custom Built Attached Double Car Garage Home built in 2006 with total of 6 bedrooms and 3 Full & 1 half bathroom with over 3200 Living-space. Located in a very well sought community of Saddle ridge. Upon entering the house you will see a good sized Living room and a formal dining room. A nice feature of having Office/Den on the main floor which can be used as a bedroom for elderly parent who doesn't want to climb the stairs frequently. Further down you will see a spacious family room and kitchen with breakfast nook. Laundry room on the main floor is in the 2 piece bathroom. Upstairs you will be greeted by The master bedroom offers a 4-piece en-suite. The Bonus Room on the second floor is a great feature for the kids to play. 3 more good sized bedrooms and a 4pc bathroom completes the second floor. The fully developed basement comes with 2 bedrooms, kitchen, a living room and 4-piece bathroom. There is a good sized storage room in the basement. Fully fenced backyard with concrete pad to enjoy the barbecue in summer time and to entertain small gathering of family & friends. Stucco exterior was done 4 years ago and the Roof is only couple of year old. Just installed Tank less Hot water system. Close to parks, schools, C-Train station, public transportation, and other amenities. A must see house. Book your showings with your favorite Realtor today !! NOTE: The Seller is willing to rent the Basement (if the purchaser wants) for minimum of 1 year !!! THE SELLER WILL PROVIDE THE SEPARATE ENTRANCE TO THE BASEMENT (IF NEEDED).</p>
Inclusions:	None
Property Listed By:	eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





